

## MARKET VALUE

Market value refers to the estimated market value of owned housing units as of January 1 of the current report year. Estimated market value for each dwelling unit represents a previous year sales price or is derived from the latest tax assessment value. For housing units without a previous year sales price, market value is derived by comparing the spread between current sales prices and assessments of properties that sold during the previous year.

Median market value is a statistic calculated from individual market value information for a particular geography. The estimated median market value of individually owned housing units indicates that half of all owned housing units in the County had market values exceeding this value, and half had values below this level.

Average market value also is a statistic calculated from individual market value information for a particular geography. Often called the mean, the average is a measure of central tendency. The estimated average market value of individually owned housing units is calculated by summing the individual market values of all owned housing units and dividing by the number of owned housing units.

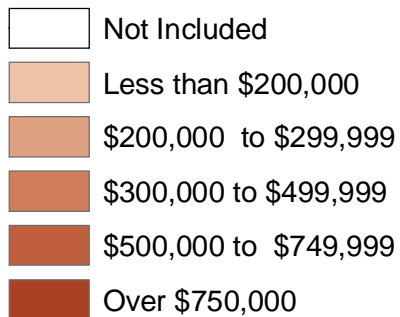
# Fairfax County, Virginia January 2004



**FIGURE 7.1**  
**Median Market Value**  
**of Owned Housing Units**  
**by Census Tract**

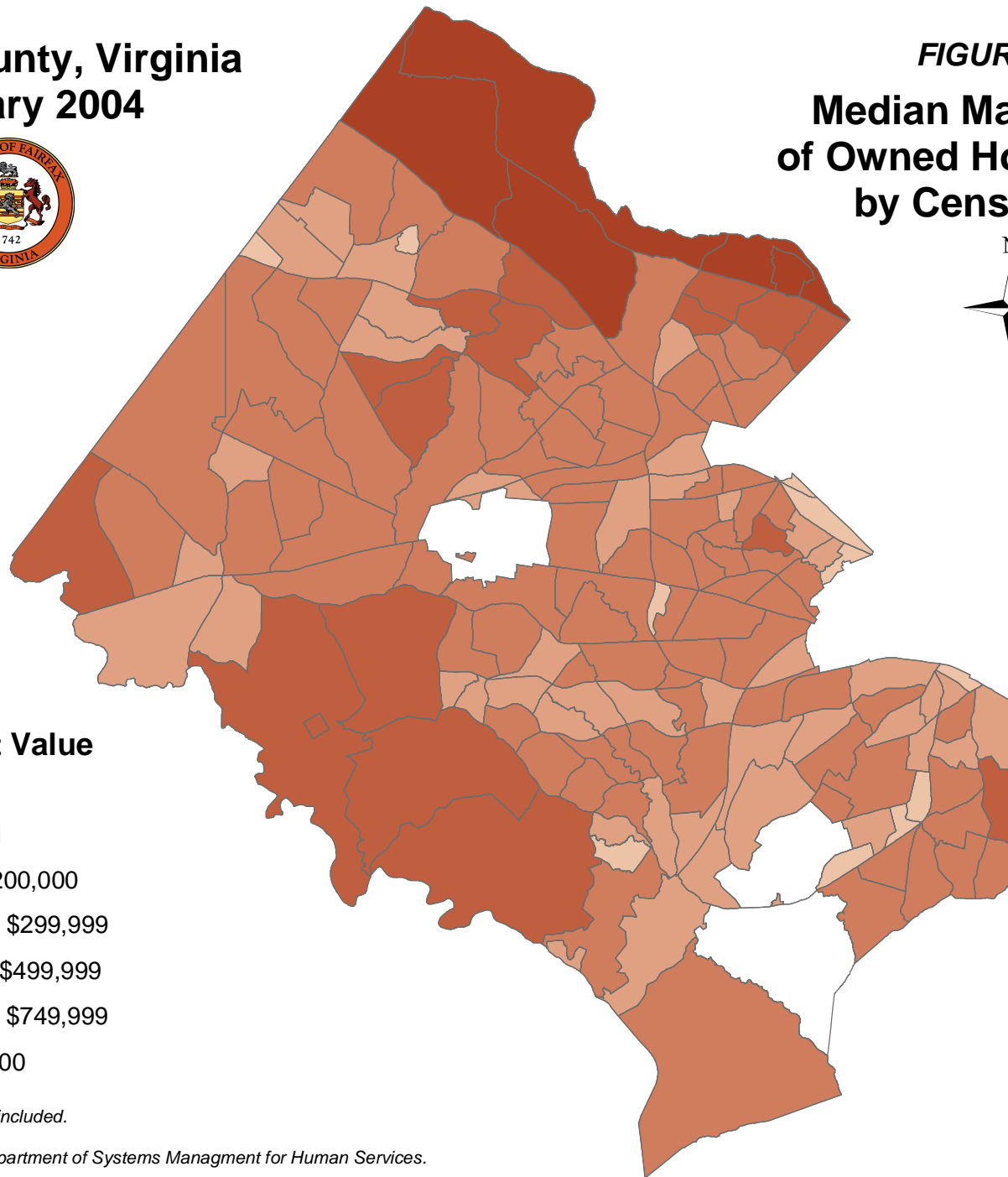


## Median Market Value (in Dollars)



*Note: City of Fairfax is not included.*

*Source: Fairfax County Department of Systems Management for Human Services.*



<b>TABLE 7.1</b>  <b>Median Market Value of Housing Units by Supervisor District Fairfax County, 2003 and 2004</b>			
Supervisor District	Median Market Value		Percent Change
	2003	2004	
Braddock	\$303,456	<b>\$343,590</b>	<b>13.2%</b>
Dranesville	\$456,731	<b>\$518,750</b>	<b>13.6%</b>
Hunter Mill	\$332,260	<b>\$372,177</b>	<b>12.0%</b>
Lee	\$252,740	<b>\$290,884</b>	<b>15.1%</b>
Mason	\$282,608	<b>\$325,875</b>	<b>15.3%</b>
Mount Vernon	\$269,666	<b>\$310,390</b>	<b>15.1%</b>
Providence	\$301,347	<b>\$339,318</b>	<b>12.6%</b>
Springfield	\$343,461	<b>\$386,076</b>	<b>12.4%</b>
Sully	\$302,345	<b>\$341,434</b>	<b>12.9%</b>
<b>Fairfax County</b>	\$307,630	<b>\$349,000</b>	<b>13.4%</b>

Source: Fairfax County Department of Systems Management for Human Services, 2004.

<b>TABLE 7.2</b>  <b>Median Market Value of Housing Units by Planning District Fairfax County, 2003 and 2004</b>			
Planning District	Median Market Value		Percent Change
	2003	2004	
Annandale	\$305,157	<b>\$349,000</b>	<b>14.4%</b>
Baileys	\$222,725	<b>\$275,586</b>	<b>23.7%</b>
Bull Run	\$278,331	<b>\$318,178</b>	<b>14.3%</b>
Fairfax	\$335,478	<b>\$375,000</b>	<b>11.8%</b>
Jefferson	\$281,682	<b>\$321,119</b>	<b>14.0%</b>
Lincolnia	\$278,320	<b>\$312,921</b>	<b>12.4%</b>
Lower Potomac	\$204,578	<b>\$248,340</b>	<b>21.4%</b>
McLean	\$453,864	<b>\$510,844</b>	<b>12.6%</b>
Mount Vernon	\$258,543	<b>\$296,582</b>	<b>14.7%</b>
Pohick	\$326,201	<b>\$367,538</b>	<b>12.7%</b>
Rose Hill	\$266,430	<b>\$307,714</b>	<b>15.5%</b>
Springfield	\$265,434	<b>\$302,652</b>	<b>14.0%</b>
Upper Potomac	\$342,467	<b>\$378,811</b>	<b>10.6%</b>
Vienna	\$377,070	<b>\$424,750</b>	<b>12.6%</b>
<b>Fairfax County</b>	\$307,630	<b>\$349,000</b>	<b>13.4%</b>

Source: Fairfax County Department of Systems Management for Human Services, 2004.

**Table 7.3**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Supervisor District**  
**Fairfax County, January 2004**

Supervisor District	Median Market Value				Average Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units	Single Family	Townhouse	Condominium Apartment	All Units
<b>Braddock</b>	\$382,626	\$251,038	\$138,511	\$343,590	\$397,208	\$248,569	\$142,557	\$335,894
<b>Dranesville 1/</b>	\$570,678	\$254,903	\$175,566	\$518,750	\$681,974	\$338,784	\$184,112	\$620,612
<b>Hunter Mill 2/</b>	\$465,760	\$280,313	\$152,305	\$372,177	\$501,823	\$297,953	\$182,780	\$395,140
<b>Lee</b>	\$319,510	\$265,632	\$198,500	\$290,884	\$351,422	\$274,824	\$182,155	\$304,016
<b>Mason</b>	\$388,383	\$295,302	\$147,674	\$325,875	\$418,961	\$306,153	\$158,468	\$342,403
<b>Mount Vernon</b>	\$400,869	\$220,126	\$181,000	\$310,390	\$436,259	\$227,220	\$190,031	\$344,855
<b>Providence</b>	\$445,309	\$311,247	\$197,338	\$339,318	\$489,804	\$325,899	\$205,665	\$369,097
<b>Springfield 3/</b>	\$459,852	\$287,291	\$216,977	\$386,076	\$499,914	\$290,314	\$215,041	\$428,438
<b>Sully</b>	\$443,672	\$241,098	\$174,388	\$341,434	\$482,793	\$242,799	\$168,175	\$378,128
<b>Fairfax County</b>	\$424,945	\$263,340	\$171,363	\$349,000	\$487,391	\$277,044	\$182,605	\$393,660

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Townhouses include townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

**Table 7.4**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Planning District**  
**Fairfax County, January 2004**

	Median Market Value				Average Market Value			
Planning District	Single Family	Townhouse	Condominium Apartment	All Units	Single Family	Townhouse	Condominium Apartment	All Units
Annandale	\$377,000	\$281,582	\$132,727	\$349,000	\$397,801	\$281,491	\$143,625	\$353,224
Baileys	\$413,557	\$303,880	\$145,623	\$275,586	\$456,204	\$311,322	\$157,602	\$306,406
Bull Run	\$432,329	\$246,283	\$186,377	\$318,178	\$449,504	\$251,820	\$189,871	\$347,083
Fairfax	\$490,540	\$322,198	\$184,661	\$375,000	\$534,751	\$312,026	\$189,771	\$419,148
Jefferson	\$349,904	\$317,228	\$148,868	\$321,119	\$378,253	\$316,298	\$166,250	\$322,944
Lincolnia	\$356,483	\$301,896	\$149,700	\$312,921	\$395,101	\$315,819	\$137,813	\$338,938
Lower Potomac	\$381,813	\$213,497	\$187,688	\$248,340	\$417,987	\$224,005	\$187,092	\$299,367
McLean	\$593,750	\$444,543	\$240,000	\$510,844	\$716,055	\$470,466	\$247,034	\$609,775
Mount Vernon	\$396,340	\$195,967	\$154,710	\$296,582	\$433,595	\$205,516	\$177,629	\$336,338
Pohick 1/	\$423,777	\$251,038	\$177,922	\$367,538	\$473,104	\$249,865	\$170,283	\$395,933
Rose Hill	\$337,937	\$303,393	\$215,521	\$307,714	\$368,086	\$309,876	\$203,306	\$326,592
Springfield	\$339,766	\$260,538	\$138,511	\$302,652	\$364,938	\$268,422	\$151,673	\$311,189
Upper Potomac 2/	\$474,826	\$259,900	\$148,744	\$378,811	\$557,958	\$275,985	\$174,764	\$436,877
Vienna 3/	\$462,345	\$328,681	\$269,075	\$424,750	\$500,303	\$354,683	\$237,863	\$453,482
Fairfax County	\$424,945	\$263,340	\$171,363	\$349,000	\$487,391	\$277,044	\$182,605	\$393,660

Source: Fairfax County Department of Systems Management for Human Services,

Note: Townhouses include townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

**Table 7.5**  
**Estimated Median Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2004**

Census Tract	Median Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units
151	\$395,475	\$408,025	\$102,613	\$379,005
152	\$443,219	\$420,000	\$195,659	\$201,000
153	\$289,000	\$191,576		\$240,390
154	\$466,992	\$248,906		\$424,612
155	\$364,505	\$299,805		\$348,835
156	\$574,296	\$498,906		\$573,544
157	\$435,805			\$435,805
158	\$443,554			\$443,554
159	\$393,000			\$393,000
160	\$372,120	\$196,153		\$353,601
161	\$480,087			\$480,087
163	\$405,527	\$179,406		\$405,021
201	\$335,347	\$227,943		\$316,391
202	\$396,786	\$281,162	\$243,296	\$303,472
203	\$293,645	\$293,664		\$293,664
204	\$231,813	\$189,390	\$98,680	\$187,294
205	\$249,475	\$194,461	\$199,295	\$208,678
206	\$357,043	\$208,000		\$232,816
207	\$311,285	\$415,794		\$313,445
208	\$277,654	\$231,934		\$274,000
210	\$296,266	\$267,114		\$286,271
211	\$429,905	\$271,587	\$225,983	\$294,092
212	\$363,747			\$363,747
213	\$343,948	\$227,245		\$320,186
214	\$281,807	\$188,681	\$115,914	\$279,719
215	\$276,901	\$193,791	\$78,778	\$195,465
216	\$252,395	\$134,692	\$137,312	\$134,692

**Table 7.5**  
**Estimated Median Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2004**

Census Tract	Median Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units
217	\$283,659	\$241,813	\$81,000	\$245,005
218	\$228,659	\$142,098	\$121,312	\$139,005
220	\$281,060	\$246,115		\$267,983
221	\$391,082	\$206,950	\$187,688	\$220,208
222	\$498,901	\$344,890		\$437,807
223	\$339,733	\$350,123	\$194,675	\$281,519
224	\$364,395	\$298,725	\$215,521	\$302,346
301	\$397,842	\$252,494		\$379,994
302	\$361,760	\$254,363		\$340,146
304	\$343,244	\$258,390		\$339,376
305	\$348,230			\$348,230
306	\$302,929	\$235,342		\$299,793
307	\$303,119			\$303,119
308	\$368,554	\$220,081	\$137,351	\$283,407
309	\$376,519	\$252,154		\$284,948
310	\$368,510	\$249,236		\$265,030
313	\$349,472	\$283,154		\$338,076
314	\$343,011	\$310,637		\$328,862
315	\$392,432	\$314,998		\$353,358
316	\$340,082	\$325,000	\$130,505	\$328,592
318	\$410,019	\$248,888		\$271,494
319	\$425,326			\$425,326
320	\$429,440	\$240,939		\$272,307
321	\$433,831	\$241,692	\$177,922	\$246,521
322	\$405,198	\$254,637		\$268,000
323	\$427,166	\$262,153		\$395,875
324	\$402,358	\$287,000		\$390,380

**Table 7.5**  
**Estimated Median Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2004**

Census Tract	Median Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units
325	\$401,586	\$264,918		\$383,788
326	\$402,859	\$265,717		\$380,233
327	\$380,760	\$246,593		\$280,516
328	\$371,114	\$255,090		\$285,815
401	\$506,793	\$210,000		\$484,530
402	\$462,076	\$270,163	\$146,587	\$247,557
403	\$469,453			\$469,453
405	\$406,722			\$406,722
406	\$341,543	\$142,579		\$340,676
407	\$409,851	\$275,329		\$406,778
408	\$423,697	\$328,917		\$422,521
501	\$318,304	\$260,997	\$162,000	\$268,011
502	\$328,000			\$328,000
503	\$338,225	\$300,500	\$105,560	\$326,448
504	\$424,288	\$366,456		\$407,233
505	\$283,222			\$283,222
506	\$339,521	\$336,402	\$208,159	\$329,168
507	\$459,445	\$302,857		\$380,000
508	\$366,291	\$472,131	\$129,055	\$359,109
509	\$388,222			\$388,222
510	\$377,142			\$377,142
511	\$493,081			\$493,081
512	\$567,715			\$567,715
513	\$420,668	\$367,146	\$192,837	\$411,434
514		\$362,739	\$103,040	\$115,775
515	\$373,619	\$293,565	\$115,505	\$163,674
516	\$405,187		\$120,000	\$268,831



**Table 7.5**  
**Estimated Median Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2004**

Census Tract	Median Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units
518	\$349,298	\$417,334		\$351,195
519	\$473,497	\$280,600		\$306,940
520	\$443,214	\$292,032		\$397,362
521	\$386,025	\$266,076		\$324,970
522	\$340,354	\$273,967	\$132,727	\$317,075
523	\$358,247	\$215,642	\$135,000	\$147,616
524	\$327,989	\$291,065		\$322,565
525	\$334,036	\$317,500	\$246,815	\$324,186
526	\$295,900	\$396,160	\$149,700	\$299,166
527	\$347,315	\$238,108	\$185,640	\$233,649
528	\$413,402		\$176,696	\$187,500
601	\$599,032	\$144,111		\$598,801
602	\$590,340			\$590,340
603	\$481,885			\$481,885
604	\$497,961	\$495,799	\$295,268	\$485,989
605	\$558,788	\$403,895		\$490,000
606	\$395,690			\$395,690
607 /1	\$350,375	\$367,708		\$351,565
608 /1	\$414,027	\$268,681	\$144,430	\$384,195
609 /1	\$479,027	\$397,418		\$469,900
610 /1	\$420,654	\$290,016	\$147,768	\$407,239
611	\$516,152	\$202,263		\$495,076
612	\$637,880	\$351,576	\$245,600	\$470,000
615	\$552,239	\$351,923	\$280,700	\$393,474
616	\$428,342	\$302,722	\$295,000	\$314,423
617	\$546,380	\$291,502		\$307,934
618	\$305,864	\$303,951	\$193,361	\$269,239

**Table 7.5**  
**Estimated Median Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2004**

Census Tract	Median Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units
619	\$419,684	\$258,527	\$169,972	\$229,891
701	\$968,771	\$1,009,347		\$971,739
702	\$1,537,365			\$1,537,365
703	\$712,451			\$712,451
704	\$657,801	\$599,309		\$638,880
705	\$599,322	\$477,309	\$248,898	\$550,688
706	\$577,354	\$709,946	\$1,224,900	\$630,409
707	\$476,056	\$439,668		\$475,978
708	\$478,844	\$419,543		\$472,000
709	\$491,577	\$426,880		\$452,806
710	\$447,959	\$322,073	\$261,388	\$383,911
711	\$305,607	\$478,619		\$306,317
712	\$583,510	\$211,546	\$217,950	\$218,377
713	\$460,293	\$347,418	\$145,802	\$359,983
714	\$400,000	\$273,456	\$127,736	\$280,755
801	\$1,041,712			\$1,041,712
802	\$791,247	\$322,543	\$244,792	\$327,872
803	\$893,704	\$779,782		\$893,665
804	\$755,983			\$755,983
805	\$388,600	\$234,711		\$361,016
808 /2	\$339,524	\$198,093		\$289,394
809 /2	\$318,266	\$216,653	\$143,311	\$244,041
810	\$315,010	\$191,065		\$198,428
811	\$428,510	\$305,505		\$366,229
812	\$405,168	\$189,900	\$130,833	\$332,819
814	\$449,978	\$253,500	\$148,744	\$291,005
815	\$516,880			\$516,880

**Table 7.5**  
**Estimated Median Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2004**

Census Tract	Median Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units
816	\$600,402			\$600,402
817	\$538,934	\$336,619	\$208,583	\$444,527
819	\$693,470	\$288,412	\$156,561	\$396,250
820	\$612,895	\$329,950	\$231,194	\$422,673
821	\$473,516	\$330,950	\$147,283	\$186,516
822	\$440,445	\$298,283	\$230,627	\$289,280
823	\$484,103	\$260,873	\$148,083	\$240,785
824	\$502,706			\$502,706
825	\$436,000	\$251,695		\$415,364
826	\$434,570	\$272,123		\$407,114
901	\$365,857	\$276,961		\$342,587
905	\$527,233	\$272,851		\$488,989
909 /3	\$517,375			\$517,375
910	\$593,576			\$593,576
911	\$408,170	\$219,870		\$307,494
912	\$355,027	\$222,412		\$234,722
913	\$429,373	\$242,689	\$160,488	\$260,003
914	\$472,500	\$244,236	\$172,175	\$273,717
915	\$497,824	\$281,439	\$183,166	\$437,118
916	\$355,428	\$187,192		\$299,640
917	\$552,700	\$325,417	\$229,272	\$328,104
918	\$339,516	\$305,593	\$184,472	\$328,593
919	\$681,385			\$681,385
920	\$548,299			\$548,299
921	\$647,008			\$647,008
922	\$561,647	\$330,697		\$557,334
923	\$328,125	\$217,054		\$285,416

**Table 7.5**  
**Estimated Median Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2004**

	Median Market Value			
Census Tract	Single Family	Townhouse	Condominium Apartment	All Units
<b>924</b>	\$308,125	\$191,807		\$196,928
<b>Fairfax County</b>	\$424,945	\$263,340	\$171,363	\$349,000

Source: Fairfax County Department of Systems Management for Human Services, 2004

Note: Townhouses include townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units. All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table.

1/ Comprises part of the Town of Vienna.

2/ Comprises part of the Town of Herndon.

3/ Town of Clifton.

**Table 7.6**  
**Market Value of Housing Units by Unit Type by Supervisor District**  
**Fairfax County, January 2004**

Supervisor District/Unit Type		Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 and Over	Total Units
<b>Braddock</b>	<b>Single Family</b>	8	50	324	3,285	7,432	6,354	2,660	1,067	325	185	107	107	21,933
	<b>Townhouse</b>	14	1,408	4,755	2,061	177	6							8,421
	<b>Condominium Apt</b>	2,086	1,024	68										3,178
	<b>Total</b>	2,108	2,482	5,147	5,346	7,609	6,360	2,660	1,067	325	185	107	107	33,532
<b>Dranesville 1/</b>	<b>Single Family</b>	4	19	776	1,682	2,016	2,464	2,907	2,404	2,327	1,861	1,621	1,621	26,486
	<b>Townhouse</b>	2	373	223	219	307	516	351	68	124	56	56	56	2,512
	<b>Condominium Apt</b>	41	104	113	109	35								402
	<b>Total</b>	47	496	1,112	2,010	2,358	2,980	3,258	2,472	2,451	1,917	1,677	1,677	29,400
<b>Hunter Mill 2/</b>	<b>Single Family</b>	3	8	273	630	1,396	2,819	2,743	2,396	1,625	1,042	644	644	15,523
	<b>Townhouse</b>	114	1,844	3,295	3,052	1,883	910	540	461	137	46	52	52	12,389
	<b>Condominium Apt</b>	1,805	1,244	350	225	195	75	32	24	11	7			3,973
	<b>Total</b>	1,922	3,096	3,918	3,907	3,474	3,804	3,315	2,881	1,773	1,095	696	696	31,885
<b>Lee</b>	<b>Single Family</b>	14	208	2,845	6,064	3,329	1,228	595	419	385	237	143	143	15,560
	<b>Townhouse</b>	979	1,775	4,348	3,025	2,093	859	243	6	1				13,329
	<b>Condominium Apt</b>	835	1,160	877	19									2,891
	<b>Total</b>	1,828	3,143	8,070	9,108	5,422	2,087	838	425	386	237	143	143	31,780
<b>Mason</b>	<b>Single Family</b>	14	132	1,406	4,047	3,327	2,776	2,139	1,145	575	411	181	181	16,657
	<b>Townhouse</b>	48	541	1,066	2,070	805	533	200	29	3				5,296
	<b>Condominium Apt</b>	3,090	1,955	761	68	26	1							5,901
	<b>Total</b>	3,152	2,628	3,233	6,185	4,158	3,310	2,339	1,174	578	411	181	181	27,854
<b>Mount Vernon</b>	<b>Single Family</b>	109	450	1,941	2,701	4,140	4,090	2,470	1,357	933	526	301	301	19,848
	<b>Townhouse</b>	880	4,044	3,712	1,496	141	119	68	13	1				10,474
	<b>Condominium Apt</b>	1,601	1,223	301	307	23	60	177						3,692
	<b>Total</b>	2,590	5,717	5,954	4,504	4,304	4,269	2,715	1,370	934	526	301	301	34,014

(Continued)

**Table 7.6**  
**Market Value of Housing Units by Unit Type by Supervisor District**  
**Fairfax County, January 2004**

Supervisor District/Unit Type		Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 and Over	Total Units
Providence	Single Family	20	72	337	2,407	2,547	2,541	1,869	1,635	1,271	704	507	507	15,132
	Townhouse	165	817	2,055	2,832	1,640	903	511	348	68	43	55	55	9,472
	Condominium Apt	1,771	2,925	1,386	829	391	138	65	41	3	2			7,552
	Total	1,956	3,814	3,778	6,068	4,578	3,582	2,445	2,024	1,342	749	562	562	32,156
Springfield 3/	Single Family	46	124	195	2,026	4,991	3,799	3,082	2,395	2,547	1,827	1,083	1,083	24,230
	Townhouse	176	791	2,906	3,363	1,833	717	93	3	2		1	1	9,885
	Condominium Apt	177	480	570	138									1,365
	Total	399	1,395	3,671	5,527	6,824	4,516	3,175	2,398	2,549	1,827	1,084	1,084	35,480
Sully	Single Family	36	65	210	1,537	2,770	3,706	3,828	2,374	1,751	1,164	671	671	19,580
	Townhouse	400	2,908	6,107	3,874	540	125	72	3	2				14,032
	Condominium Apt	176	527	27										730
	Total	612	3,500	6,344	5,411	3,310	3,831	3,900	2,377	1,753	1,164	671	671	34,342
Town of Clifton	Single Family	2	5	10	4	5	4	14	8	10		8	8	84
	Total	2	5	10	4	5	4	14	8	10	0	8	8	84
Town of Herndon	Single Family	2	17	157	1,095	633	379	268	203	97	26	16	16	2,902
	Townhouse	25	848	728	243	3			2					1,849
	Condominium Apt	384	478	54										916
	Total	411	1,343	939	1,338	636	379	268	205	97	26	16	16	5,667
Town of Vienna	Single Family	1	26	78	405	1,804	910	637	311	138	81	81	81	4,597
	Townhouse		8	52	116	119	100	75	8	1				479
	Condominium Apt	106	115											221
	Total	107	149	130	521	1,923	1,010	712	319	139	81	81	81	5,297
Fairfax County	Single Family	259	1,176	8,552	25,883	34,390	31,070	23,212	15,714	11,984	8,064	5,363	5,363	182,532
	Townhouse	2,803	15,357	29,247	22,351	9,541	4,788	2,153	941	339	145	164	164	88,138
	Condominium Apt	12,072	11,235	4,507	1,695	670	274	274	65	14	9	0	0	30,821
	Total	15,134	27,768	42,306	49,929	44,601	36,132	25,639	16,720	12,337	8,218	5,527	5,527	301,491

*Source: Fairfax County Department of Systems Management for Human Services, 2004.*

*Note: The townhouse category includes townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2004. Market value for each unit is derived from the 2004 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars.*

*1/ Includes the Town of Herndon.*

*2/ Includes the Town of Vienna.*

*3/ Includes the Town of Clifton.*

**Table 7.7**  
**Market Value of Housing Units by Unit Type by Planning District**  
**Fairfax County, January 2004**

Planning District/Unit Type		Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 and Over	Total Units
<b>Annandale</b>	<b>Single Family</b>	1	26	535	3,731	4,898	3,311	2,087	765	238	137	85	188	16,002
	<b>Townhouse</b>	25	441	778	1,861	339	50	40	11	3				3,548
	<b>Condominium Apt</b>	1,545	456	169	13	1								2,184
	<b>Total</b>	1,571	923	1,482	5,605	5,238	3,361	2,127	776	241	137	85	188	21,734
<b>Baileys</b>	<b>Single Family</b>	10	58	317	965	882	887	698	471	251	172	64	340	5,115
	<b>Townhouse</b>		36	299	223	275	122	34	4				1	994
	<b>Condominium Apt</b>	2,740	1,739	637	55	25	1							5,197
	<b>Total</b>	2,750	1,833	1,253	1,243	1,182	1,010	732	475	251	172	64	341	11,306
<b>Bull Run</b>	<b>Single Family</b>	55	96	210	1,933	3,550	2,431	2,962	2,257	1,485	879	371	333	16,562
	<b>Townhouse</b>	432	2,985	5,619	3,974	1,257	440	87	3	2				14,799
	<b>Condominium Apt</b>	333	1,006	418	60									1,817
	<b>Total</b>	820	4,087	6,247	5,967	4,807	2,871	3,049	2,260	1,487	879	371	333	33,178
<b>Fairfax</b>	<b>Single Family</b>	11	26	87	631	1,439	1,472	1,189	1,253	859	547	358	1,002	8,874
	<b>Townhouse</b>	61	268	961	1,115	970	463	14	3	25	11		2	3,893
	<b>Condominium Apt</b>	413	1,330	601	78									2,422
	<b>Total</b>	485	1,624	1,649	1,824	2,409	1,935	1,203	1,256	884	558	358	1,004	15,189
<b>Jefferson</b>	<b>Single Family</b>	8	49	963	3,159	1,842	1,198	520	375	210	101	51	88	8,564
	<b>Townhouse</b>	144	157	515	457	473	271	170	27					2,214
	<b>Condominium Apt</b>	1,286	1,043	451	75	34	3							2,892
	<b>Total</b>	1,438	1,249	1,929	3,691	2,349	1,472	690	402	210	101	51	88	13,670
<b>Lincolnia</b>	<b>Single Family</b>	3	48	84	507	289	233	170	99	40	60	16	12	1,561
	<b>Townhouse</b>	23	275	398	502	180	306	108	11					1,803
	<b>Condominium Apt</b>	167	65											232
	<b>Total</b>	193	388	482	1,009	469	539	278	110	40	60	16	12	3,596

(Continued)



**Table 7.7**  
**Market Value of Housing Units by Unit Type by Planning District**  
**Fairfax County, January 2004**

Planning District/Unit Type		Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 and Over	Total Units
<b>Lower Potomac</b>	<b>Single Family</b>	64	124	294	346	169	209	200	95	49	17	12	100	1,679
	<b>Townhouse</b>	297	1,342	774	285	7								2,705
	<b>Condominium Apt</b>		88											88
	<b>Total</b>	361	1,554	1,068	631	176	209	200	95	49	17	12	100	4,472
<b>McLean</b>	<b>Single Family</b>	2	8	751	1,061	762	1,686	2,367	1,758	1,608	1,146	947	5,037	17,133
	<b>Townhouse</b>	6	345	19	179	284	496	351	68	134	74	82	234	2,272
	<b>Condominium Apt</b>	160	803	619	805	391	133	64	41	3	2		1	3,022
	<b>Total</b>	168	1,156	1,389	2,045	1,437	2,315	2,782	1,867	1,745	1,222	1,029	5,272	22,427
<b>Mount Vernon</b>	<b>Single Family</b>	38	317	2,187	2,251	2,870	2,657	1,853	969	629	427	269	718	15,185
	<b>Townhouse</b>	1,528	2,304	1,477	445	49	122	68	13	1				6,007
	<b>Condominium Apt</b>	2,137	1,219	301	307	23	60	177						4,224
	<b>Total</b>	3,703	3,840	3,965	3,003	2,942	2,839	2,098	982	630	427	269	718	25,416
<b>Pohick 1/</b>	<b>Single Family</b>	35	176	294	2,129	7,053	7,145	3,459	2,005	2,293	1,631	1,008	2,110	29,338
	<b>Townhouse</b>	56	2,511	8,056	3,638	588	29			1		1		14,880
	<b>Condominium Apt</b>	55	393											448
	<b>Total</b>	146	3,080	8,350	5,767	7,641	7,174	3,459	2,005	2,294	1,631	1,009	2,110	44,666
<b>Rose Hill</b>	<b>Single Family</b>	7	67	1,328	2,821	2,150	791	449	276	289	158	75	59	8,470
	<b>Townhouse</b>	9	399	1,698	2,459	1,365	675	222	5					6,832
	<b>Condominium Apt</b>	205	1,068	679	19									1,971
	<b>Total</b>	221	1,534	3,705	5,299	3,515	1,466	671	281	289	158	75	59	17,273
<b>Springfield</b>	<b>Single Family</b>	5	88	849	3,098	1,898	1,387	497	323	246	102	70	34	8,597
	<b>Townhouse</b>	75	1,035	2,714	1,565	1,015	213	21	1	1				6,640
	<b>Condominium Apt</b>	736	188	198										1,122
	<b>Total</b>	816	1,311	3,761	4,663	2,913	1,600	518	324	247	102	70	34	16,359

(Continued)

**Table 7.7**  
**Market Value of Housing Units by Unit Type by Planning District**  
**Fairfax County, January 2004**

Planning District/Unit Type		Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 and Over	Total Units
<b>Upper Potomac 2/</b>	<b>Single Family</b>	10	53	492	2,585	3,751	5,032	4,564	3,236	2,635	1,951	1,433	5,537	31,279
	<b>Townhouse</b>	140	2,899	5,136	3,940	1,889	968	555	284	91	38	45	50	16,035
	<b>Condominium Apt</b>	2,186	1,721	404	127	143	75	32	24	11	7		5	4,735
	<b>Total</b>	2,336	4,673	6,032	6,652	5,783	6,075	5,151	3,544	2,737	1,996	1,478	5,592	52,049
<b>Vienna 3/</b>	<b>Single Family</b>	10	40	161	666	2,837	2,631	2,197	1,832	1,152	736	604	1,307	14,173
	<b>Townhouse</b>	7	360	803	1,708	850	633	483	511	81	22	36	22	5,516
	<b>Condominium Apt</b>	109	116	30	156	53	2	1						467
	<b>Total</b>	126	516	994	2,530	3,740	3,266	2,681	2,343	1,233	758	640	1,329	20,156
<b>Fairfax County</b>	<b>Single Family</b>	259	1,176	8,552	25,883	34,390	31,070	23,212	15,714	11,984	8,064	5,363	16,865	182,532
	<b>Townhouse</b>	2,803	15,357	29,247	22,351	9,541	4,788	2,153	941	339	145	164	309	88,138
	<b>Condominium Apt</b>	12,072	11,235	4,507	1,695	670	274	274	65	14	9		6	30,821
	<b>Total</b>	15,134	27,768	42,306	49,929	44,601	36,132	25,639	16,720	12,337	8,218	5,527	17,180	301,491

Source: Fairfax County Department of Systems Management for Human Services, 2004.

Note: The townhouse category includes townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2004. Market value for each unit is derived from the 2004 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.